

The Town of Stow's Lower Village

A Vision for the Future

Our goal is to implement improvements to the Lower Village Center that will express the wonderful historic and rural character that is such an inherent part of our community's sense of place. By emphasizing an attractive, safe, and functional streetscape, we can put more importance on pedestrian oriented activities in the Lower Village. While traffic will always be an issue, strategic improvements that include turning lanes and traffic calming measures will place less emphasis on the passing automobile and more on the local drivers and pedestrians.

The Common provides a fantastic opportunity to reenergize the Lower Village and help create a better identity for the commercial center of Stow. Again, by introducing improvements that focus on historical and rural themes, we can showcase the Lower Village Common as one of the unique aspects of our community.

Issues

- Fragmented, discontinuous sidewalk system
- No common vocabulary of streetscape features
- Under-utilized town green
- Traffic volumes, congestion, speed and by-pass
- Unsightly overhead wires
- Building setbacks are atypical to village centers
- Shopping center drive aisles
- Access to post office causes back-up
- Circulation at pizza shop causes back-up
- Pressures from new elderly housing development
- Pressures from existing housing development
- Commercial/ retail lease holds are not high demand
- Current uses allowed by zoning
- Utilities and infrastructure
- Post office potential expansion

Design Guidelines

- Lower Village Common Improvements
 - Pathways and Benches
 - Bandstand
 - Additional Planting
 - Gateway Sign
- Reduced/ Realigned Curb Cuts Along Route 117
- Continuous Attractive Streetscape
 - Linked Sidewalks
 - Street Trees
 - Split Rail Fence
 - Signage
 - Benches
 - Lighting
 - Buried Utilities
- Increased Pedestrian Safety and Access
- Strategic Infill
- Left Turn Lanes on Red Acre Rd. and Pompositticut Rd.
- Special Pedestrian Crosswalk Zones
- New Gateways to Celebrate Lower Village Identity
 - Signage
 - Planting
 - Associated Land Use
- Consider Parcel for Potential Future Redevelopment

